

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>00-157</u></a>	<a href="#"><u>D &amp; G PROPERTIES, INC. &amp; MERLE L. JACKSON</u></a>
<a href="#"><u>01-160</u></a>	<a href="#"><u>LUCAS GOLDSMITH PROPERTIES, INC. F/K/A: TAZ INVESTMENTS LLC</u></a>
<a href="#"><u>02-242</u></a>	<a href="#"><u>VILLAGE SQUARE TRUST</u></a>
<a href="#"><u>02-305</u></a>	<a href="#"><u>H. R. REALTY &amp; INVESTMENTS, INC.</u></a>
<a href="#"><u>03-182</u></a>	<a href="#"><u>PRINCETON PARK HOMES L. L. C.</u></a>
<a href="#"><u>03-262</u></a>	<a href="#"><u>SUMMERVILLE DEVELOPMENT, INC.</u></a>
<a href="#"><u>03-309</u></a>	<a href="#"><u>SUAREZ HOLDINGS GROUP L. L. C.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/20/04 TO THIS DATE:

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)

BU-1 (Business – Neighborhood)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 1/30/03 TO THIS DATE:

HEARING NO. 02-4-CZ15-1 (01-160)

5-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: LUCAS GOLDSMITH PROPERTIES, INC. F/K/A: TAZ INVESTMENTS LLC

- (1) DELETION of a Declaration of Restrictions recorded in Official Record Book 15560 at Pages 16 through 29 as accepted pursuant to Resolution 4-ZAB-162-92 and only as it applies to the subject property.
- (2) DELETION of Condition #13 of Resolution 4ZAB-162-92, passed and adopted by the Zoning Appeals Board and reading as follows:

“That a covenant, suitable for recording and meeting with the approval of the Zoning Director, be submitted that limits the remaining RU-2 and RU-3 parcels owned by the applicant to a single duplex only; said covenant to be submitted within 12 days.

The purpose of the requests is to remove a condition of a previous resolution and a Declaration of Restrictions in order to develop the property within the underlying zoning requirements.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tract “E”, POINT ROYALE, SECTION II, Plat book 142, Page 51.

LOCATION: Lying on the south side of Broad Channel Road and approximately 400’ south of U.S. #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acres

PRESENT ZONING: RU-2 (Two Family Residential)  
RU-3 (Four Unit Apartment 7,500 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/16/04 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

- (1) EU-M to RU-3M
- (2) UNUSUAL USE to permit the filling of a lake.
- (3) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit a minimum of 0' of dedication (40' required) for a portion of the north half of theoretical S.W. 232 Street.
- (4) Applicant is requesting to permit 15' of parking back out (22' required).
- (5) Applicant is requesting to permit buildings to setback 10' from side street property lines (15' required).
- (6) Applicant is requesting to permit a building height of 37'4" (35' maximum permitted).
- (7) Applicant is requesting to permit parking and driveways within 25' of a right-of-way (not permitted).
- (8) Applicant is requesting a lawn area of 60.01% (60% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#8 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 3/22/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60.21 Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/16/04 TO THIS DATE:

HEARING NO. 04-1-CZ15-1 (00-157)

34-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANTS: D & G PROPERTIES, INC. & MERLE L. JACKSON

RU-2 & BU-2 to BU-2

SUBJECT PROPERTY: Lots 9 through 16 and that portion of the 10' alley adjacent thereto, Block 10, GEORGE W. MOODY'S SUBDIVISION, Plat book 1, Page 106.

LOCATION: 26755 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.15± Acres

RU-2 (Two Family Residential)  
BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/16/04 TO THIS DATE:

HEARING NO. 04-2-CZ15-5 (03-309)

23-56-39  
Council Area 15  
Comm. Dist. 8

APPLICANT: SUAREZ HOLDINGS GROUP L. L. C.

AU to BU-3

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , lying SE/ly of Highway right-of-way, less the west 133.61' and less State Road #5 in Section 23, Township 56 South, Range 39 East.

LOCATION: Lying SE/ly of U.S. #1 (South Dixie Highway) and north of theoretical S.W. 240 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)  
BU-3 (Business – Liberal)

APPLICANT: VILLAGE SQUARE TRUST

- (1) SPECIAL EXCEPTION to permit a liquor package store and bar spaced less than required from a school and existing alcoholic beverage uses.
- (2) Applicant is requesting to permit the bar to sell alcoholic beverages on Sundays, between the hours of noon and 1:00 a.m. on the following Monday (hours permitted from 5:00 p.m. to 1:00 a.m. on the following Monday).
- (3) Applicant is requesting to permit 84 parking spaces (88 required).

Upon a determination that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Patio Liquors," as prepared by Adonai Design & Construction, Inc., dated Jan. 2004 and consisting of 2 sheets and an Alcoholic Beverage Survey entitled "Sketch of Specific Survey," as prepared by Enrique H. Posada, dated last revised 11/18/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 24, Block 7 of POINT ROYALE, SECTION SIX, Plat book 104, Page 14.

LOCATION: 19367-69-71 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.8± Acres

PRESENT ZONING: BU-2 (Business – Special)

APPLICANT: PRINCETON PARK HOMES L. L. C.

- (1) BU-1A & IU-1 to RU-1M(a)
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 13340, Pages 1013 through 1018 and pursuant to Resolution Z-154-87, passed and adopted by the Board of County Commissioners.

The purpose of this request is to remove the agreement from the property to allow it to be developed in accordance with the proposed requested zoning change.

- (3) Applicant is requesting to permit a side street setback 7' on proposed Lots 1 & 6 (10' required).
- (4) Applicant is requesting to waive the subdivision regulations requiring lot frontage on a public street to permit 0' frontage (50' required) on a public street and to permit access to a public street by means of a private drive.
- (5) Applicant is requesting to permit 2,050 shrubs (2,070 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 through #5 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jasmine Grove A Subdivision," as prepared by Bellon, Milanes Architects & Planners, dated 12/10/03 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A parcel of land, lying in the SW ¼ of Section 23, Township 56 South, Range 39 East, and being more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of said Section 23, Township 56 South, Range 39 East; thence run along the south line of said Section 23, S89°06'29"W a distance of 120' to the Point of intersection with the W/ly right-of-way line of the Central and Southern Flood Control Canal C-102, being the Point of beginning of the following described parcel of land; thence run along the W/ly right-of-way line of said Canal C-102, N0°29'25"W a distance of 35' to a point; thence run N89°06'29"E a distance of 15' to a point; thence run N0°29'25"W a distance of 511.11' to a Point of circular curvature to the left, having a radius of 235', a central angle of 46°11'46", and an arc length of 189.47', to a Point of tangency; thence run N46°41'11"W a distance of 841.82' to a point; thence run S43°18'49"W a distance of 15' to a point; thence run N46°41'11"W a distance of 35' to a Point of intersection of the S/ly right-of-way of said Canal C-102 and the E/ly right-of-way line of U. S. Highway #1 (Dixie Highway); thence run along the E/ly right-of-way line of said U. S. Highway #1, S41°18'49"W a distance of 60.3' to the Point of

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APPLICANT: PRINCETON PARK HOMES L. L. C.

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intersection with the E/ly line of a Florida Power & Light Company Transmission Easement; thence run along the E/ly line of said Florida Power & Light Company Easement, S25°52'58"E a distance of 877.15' to a point; thence run S28°24'59"E a distance of 537.98' to the intersection of the E/ly line of said Florida Power & Light Company Transmission Easement and the south line of said Section 23, Township 56 South, Range 39 East; thence run N89°06'29"E a distance of 112.65' to the said Point of beginning.

LOCATION: East of U. S. #1 & SW/ly of Canal C-102 & south of theoretical S.W. 244 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.38 Acres

BU-1A (Business – Limited)

IU-1 (Industry Light)

RU-1M(a) (Modified Single Family, 5,000 sq. ft. net)